

**59 Hawthorn Avenue  
Mawsley Village  
KETTERING  
NN14 1TD**

**£1,600 Per Month**



- AVAILABILITY IMMEDIATELY
- REFITTED KITCHEN/BREAKFAST ROOM
- SEPERATE DINING ROOM
- THREE BATHROOMS
- GARAGE AND GATED DRIVEWAY

- FOUR BEDROOM DETACHED
- DUAL ASPECT LOUNGE
- FULLY DECORATED THROUGHOUT
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING: C

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



PERSONAL • PROFESSIONAL • PROACTIVE

**\*\* Available Immediately \*\*** A spacious four bedroom detached property located in the much sought after village of Mawsley. Within walking distance of some amazing amenities including the highly rated primary school, doctors and dentists. The property comes fully decorated and carpeted throughout with refitted kitchen/breakfast room, and fresh contemporary feel. This really is a must view property and comprises in brief; dual aspect lounge, separate dining room, kitchen/breakfast room, utility, downstairs cloakroom, four bedrooms, two en-suites, family bathroom, gated off road parking for three vehicles, a garage and private rear garden.  
**\*\*\*UNFURNISHED\*\*\***

## **Ground Floor**

### **Entrance Hall**

Enter via UPVC stable door with inset window, stairs to first floor landing, wooden flooring, under stairs storage cupboard, ceiling coving.

### **Kitchen/Breakfast Room**

13'7" x 9'10" (4.16 x 3.02)

Refitted. Enter via half panel glazed door, double glazed window to side aspect, double glazed window to rear aspect, high gloss wall and base mounted units with soft touch closure, roll top work surfaces with splash backs, integrated electric oven, gas hob with stainless steel extractor fan over, space/plumbing for dish-washer, stainless steel sink with drainer and mixer tap over, tiled flooring.

### **Lounge**

21'5" x 11'11" (6.54 x 3.64)

Dual aspect. Double glazed window to front aspect, double glazed French doors to rear garden, feature electric fireplace, ceiling coving.

### **Dining Room**

11'0" x 8'11" (3.37 x 2.72)

Double glazed window to front aspect, wooden flooring, ceiling coving.

### **Utility Room**

10'10" x 5'4" (3.32m x 1.65m)

Refitted. UPVC half panel glazed stable door into driveway, high gloss wall and base mounted units, roll top work surface with splash backs, stainless steel sink and drainer with mixer tap over, space/plumbing for washing machine, space for fridge/freezer, tiled flooring.

### **Downstairs Cloakroom**

Obscure double glazed window to front aspect, pedestal wash hand basin, low level W/C, tiled splash backs, wooden flooring.

## **First Floor**

### **First Floor Landing**

Loft hatch entrance, airing cupboard.

### **Bedroom One**

12'2" x 10'6" (3.71 x 3.22)

Double glazed window to front aspect.

### **En-Suite To Bedroom One**

7'9" x 5'8" (2.37 x 1.75)

Double glazed skylight, double shower tiled floor to ceiling, ceramic sink with vanity under, low level W/C, tiled splash backs.

### **Bedroom Two**

11'3" x 9'7" (3.44 x 2.93 )

Double glazed window to side aspect.

### **En-Suite To Bedroom Two**

5'11" x 4'11" (1.82 x 1.52)

Obscure double glazed skylight, shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, tiled splash backs.

### **Bedroom Three**

9'7" x 11'4" (2.94 x 3.47)

Double glazed window to front aspect.

### **Bedroom Four**

8'11" x 7'9" (2.74 x 2.38)

Double glazed window to side aspect.

### **Family Bathroom**

5'11" max x 7'1" (1.82 max x 2.16)

Double glazed skylight, white suite comprising panel bath with hand held shower attachment, pedestal wash hand basin, low level W/C, tiled splash backs.

### **Externally**

#### **Front Garden**

Raised borders with sleepers and lighting, steps leading to front door.

#### **Rear Garden**

Garden office pod with power and lighting, artificial grass, decked area with built in seating, security light, established tree, fully surround by brick wall, access to garage and gated driveway.

#### **Gated Off Road Parking**

Solid wooden double gates leading to single garage with off road parking, outside tap, security light, outside socket, surrounded by wooden panel fencing.

#### **Single Garage**

Up and over door, power and lighting connected, off road parking.

#### **Agents Notes**

Local Authority: North Northampton Council:  
Council Tax Band E

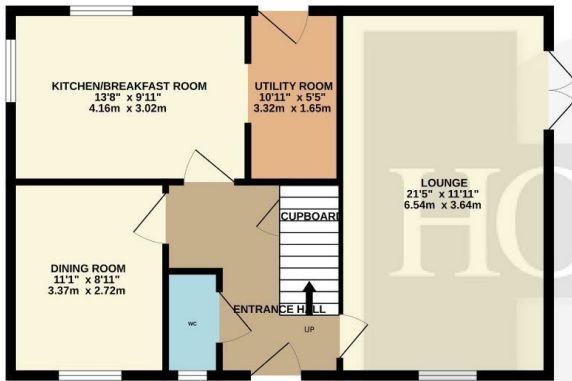
**\*\*AGENTS NOTE - HOLDING DEPOSIT\*\***

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.

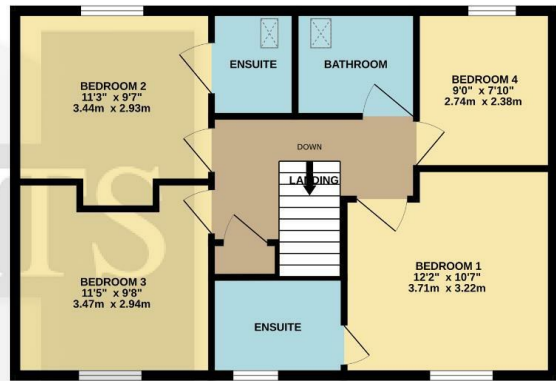




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	81
EU Directive 2002/91/EC			



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.